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August 1, 2014

Mr. Richard Bruckner, Director  
Department of Regional Planning  
320 Los Angeles County  
West Temple Street, Room 1356  
Los Angeles, CA 90012

RE: General Plan Update Hearings

Dear Mr. Bruckner:

The Los Angeles-Ventura Chapter of the Building Industry Association of Southern California, Inc. (BIA) is the voice of residential building and development in Los Angeles and Ventura counties. We represent the thousands of men and women and their member companies who design, plan, build, and remodel homes, condominiums and apartments throughout our region.

As an association of industry professionals, technicians and skilled craftsmen we have deep knowledge and expertise in residential building and development. As such, we support safe, healthy, sustainable and quality rental and ownership housing, and measures that assure an adequate supply and range of housing types, sizes and costs that support a variety of lifestyle choices.

We respectfully request the all hearings on the General Plan (GP) cease until the Antelope Valley Areaplan (AVAP) and other community plans are vetted and approved by the Board of Supervisors. We support the June motion by the Board of Supervisors to move the AVAP to the Board in November 2014. To appropriately comply with this motion, and allow time for everyone to review the materials and comment properly, the hearings on the GP must be tabled until a later date.

Areaplan are designed to specifically address a particular region's needs by seeking out local input and planning from the surrounding communities. It is appropriate to review and approve areaplan which by their very nature include the community's desires. To move approval of the updated GP and its implementing ordinances ahead of the several areaplan currently underway is to put the cart before the horse. It is simply premature to consider adoption of the CAP, SEA and HMA ordinances along with the General Plan at this juncture. Once the

General Plan Update Hearings  
Mr. R. Bruckner  
August 1, 2014  
Page 2 of 2

areaplan are adopted, the GP can insert the same standards from these areaplan into the GP for those particular areas. This will allow the documents to be consistent with one another, as well as help guide the residents living within these communities.

Additionally, the Environmental Impact Report for the GP was released on June 23, 2014 for review and comment. The document is over 1,000 pages, and you are requesting an action on the General Plan on August 27, 2014. This meets the minimum CEQA requirement, but we do not believe it meets the neither spirit nor intent of the CEQA process. The EIR is the backbone of the plan and should be given ample time for review and comment and Regional Planning time to provide adequate responses to the concerns raised.

To reiterate, we request that the Department cease hearings on the GP and its implementing ordinances until the areaplan under consideration are approved by the Board of Supervisors.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim Piasky". The signature is fluid and cursive, with a large initial "T" and a stylized "P".

Tim Piasky  
CEO